



## Llecyn Dedwydd

, Marianglas, LL73 8PE

Offers In The Region Of £375,000



A spacious detached non-estate three bedroom bungalow. Enjoying a delightful position overlooking the village green and with fine distant sea views to the front. Being less than a mile to Traeth Bychan beach and two miles to the seaside village of Benllech. The bungalow is a good choice for a buyer seeking a rural location, yet close to the many facilities and amenities that Benllech has to offer, As well as several sandy beaches within close proximity.

The bungalow is of a spacious size with three good bedrooms, although it is in need of some modernisation works. It has pvc double glazed windows and doors, as well as gas central heating. It has a well proportioned plot with ample off road parking as well as a detached Garage,  
Sold with no onward chain.





Open Porch

Entrance Hall

Extending the length of the bungalow and giving access to all rooms, and with solid timber flooring which extends to the majority of internal rooms. Spacious linen cupboard with radiator, 2 further radiators, hatch to the roof space, telephone connection.

Living Room 20'6" x 11'8" (6.25 x 3.56)

Having a wide double glazed bay window overlooking the village green and giving distant sea views. Inset open fireplace with tiled hearth, 2 radiators, t.v connection point, pendant light and wall light points.

Kitchen/Dining Room

Being open plan with a wide arched opening divide.

Kitchen Area 11'7" x 9'8" (3.54 x 2.97)

Having an extensive but older style range of base and wall units with worktop surfaces and tiled surround. Integrated ceramic hob with concealed extractor over and oven under. Recess for a dishwasher and undercounter fridge. 1.5 bowl sink unit under a rear aspect window, laminated flooring.

Dining Area 9'4" x 7'10" (2.87 x 2.40)

With a double glazed patio door onto the rear patio area. Radiator, laminate floor covering.

Utility Room 14'6" x 4'9" (4.42 x 1.46)

With long worktop surface with space under for a washing machine, dryer and ample room for a freezer. Wall cupboard, tiled floor, radiator, wall mounted propane gas fired central heating boiler. Double glazed outside door to the front.

Bedroom One 11'8" x 11'7" (3.58 x 3.54)

With rear aspect window with radiator under, solid timber flooring.

Bedroom Two 11'9" x 11'6" (3.59 x 3.53)

With side aspect window with radiator under, solid timber flooring.

Bedroom Three 11'7" x 8'4" (3.54 x 2.56)

With side aspect window with radiator under. Solid timber flooring.

Bathroom 12'0" x 8'10" (3.67 x 2.70)

With a four piece in white comprising a panelled bath with hair shower attachment, shower cubicle with twin head thermostatic shower control, wash basin in a vanity cupboard, radiator.

Outside

A brick paved drive off the village road can give parking for several cars, leading to an extended parking area to the rear as well as access to the detached garage. Lawned gardens to the front and brick paved pathway being wide enough to give a small seating area to enjoy the fine distant sea views. Further brick paved patio area adjacent to the rear of the bungalow to enjoy the evening sun with pergola. Small grassed garden.

Detached Garage 16'9" x 10'5" (5.13 x 3.18)

With up and over door, power connected.

Services

Mains water and electricity. Private drainage. Propane gas central heating (tanks removed)

Tenure

Understood to be freehold which will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band E

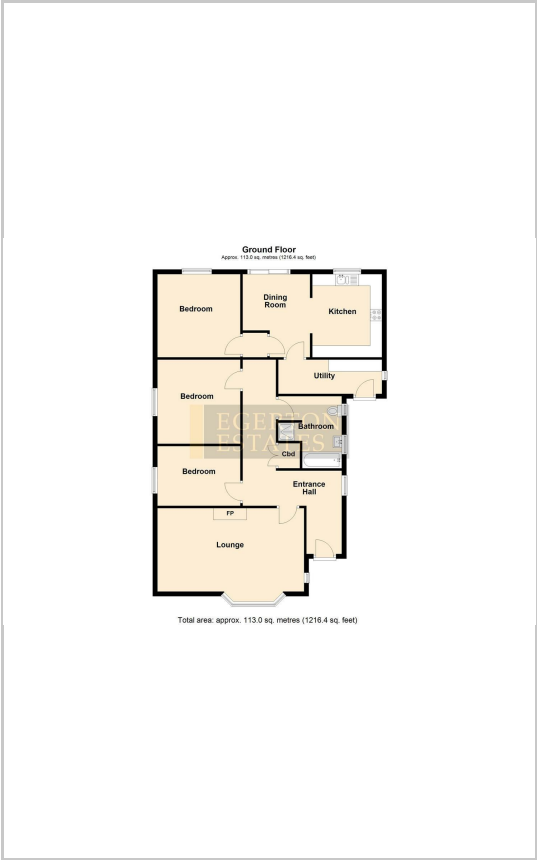
Council Tax

Band E

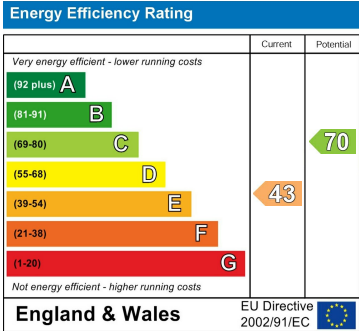
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.